

<b>GENERAL SERVICES ADMINISTRATION</b> PUBLIC BUILDINGS SERVICE <b>SUPPLEMENTAL LEASE AGREEMENT</b>		SUPPLEMENTAL AGREEMENT NO. 1	DATE 5/19/10
		TO LEASE NO. GS-07B-16734	
ADDRESS OF PREMISES	Research Park Plaza IV 12301 Research Blvd., Suites 270, 200, 180 & 160 Austin, TX 78759-2302		
<p>This agreement, made and entered into this date by and between DRA/CLP Research Park Plaza Austin, LP. whose address is 2101 6<sup>th</sup> Avenue N, Suite 750 Birmingham, AL 35203-2775</p> <p>hereinafter called the Lessor, and the UNITED STATES OF AMERICA, hereafter called the Government:</p> <p>WHEREAS, the parties hereto desire to amend the above Lease.</p> <p>The purpose of this Supplemental Lease Agreement (SLA) No. 1, to lease GS-07B-16734, is to amend the lease as stated below and to issue a notice-to-proceed (NTP) for shell buildout.</p> <p>NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease dated March 30, 2010 is amended, effective upon execution by the Government, as follows:</p> <p>This SLA is your Notice to Proceed to furnish and install shell buildout as required and outlined in SFO No. 0TX2103. The total cost for the described work is \$198,381.00. The shell rental rate in Paragraph 3 of Lease GS-07B-16734 will be reduced in accordance with Paragraph 17 of the Lease. The Government may return to the Lessor any unused portion of the shell buildout allowance (\$279,960.00 - \$198,381.00 = \$81,579.00) in an exchange for a decrease in rent using a 9.0% amortization rate over the firm term of 18 months. This rent reduction will be established by Supplemental Lease Agreement upon acceptance of the space.</p> <p>All other terms and conditions of the lease shall remain in force and effect. IN WITNESS WHEREOF, the parties subscribed their names as of the above date.</p>			
LESSOR: DRA/CLP Research Park Plaza Austin, LP.			
BY _____ (Signature)		_____ (Title)	
IN PRESENCE OF _____ (Signature)		_____ (Address)	
UNITED STATES OF AMERICA BY _____ (Signature)		CONTRACTING OFFICER GENERAL SERVICES ADMINISTRATION 819 Taylor Street, Room 5C05, Fort Worth, TX 76102 (Official Title)	